



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>61</div>	<div>87</div>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A		<div>69</div>	<div>74</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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14, Dale End, York, North Yorkshire, YO62 6ED
Guide price £230,000

14 Dale End is a charming Grade II listed three bedroom cottage located within walking distance to the town centre of Kirkbymoorside. This quirky cottage has lots of character and is situated across three floors with a walled garden to rear and range of outbuildings.

In brief the property comprises; sitting room with log burner, bespoke locally made kitchen, bedroom one and house bathroom to the first floor and a further two bedrooms to the second floor. Outside the property has an a private enclosed walled garden with outbuildings with power. Parking is on-street.

Kirkbymoorside has a good range of local amenities including doctors and dentists surgeries. The renowned North York Moors National Park is only a short drive away as is the Great Dalby Forest. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable. The neighbouring market towns include Helmsley, Pickering and Malton. The town is on the Scarborough to Helmsley bus route.

EPC Rating EXEMPT



SITTING ROOM

Window to front aspect, beamed ceiling, underfloor heating, Town & Country log burner, fitted cupboards, power points.

KITCHEN

20'2" x 12'8" (6.15m x 3.88m)
Window and door to rear aspect, bespoke made kitchen units with sustainable worktops, stainless steel sink and tap, Neff warming drawer, Neff single electric oven, induction hob, Integrated extractor hood, integrated dishwasher and space for washing machine, Bespoke made under stairs storage cupboards including pull out, power points, underfloor heating, stable door to rear aspect, exposed beams.

FIRST FLOOR LANDING

Exposed beams, radiator, stairs to second floor.

BEDROOM ONE

11'10" x 12'9" (3.62m x 3.91m)
Window to front aspect, beamed ceiling, power points and radiator.

BATHROOM

Window to rear aspect, low flush WC, sink, bath with shower above, part tiled walls, original floorboards and exposed beams, radiator.

SECOND FLOOR LANDING

BEDROOM TWO

11'10" x 12'9" (3.63m x 3.90m)
Window to front aspect, radiator and power points. Loft hatch.

BEDROOM THREE

8'7" x 10'0" (2.64m x 3.07m)
Window to rear aspect, power points and radiator, exceptional views.

GARDEN

Outside the property has an a private enclosed courtyard garden with outbuildings with power. Neighbours have right of way access for bins.

STORE

5'4" x 8'5" (1.65m x 2.58m)
Power and lighting.

TENURE

Freehold.

PARKING

On-street.

SERVICES

Gas central heating with boiler on second floor, mains drainage.

ADDITIONAL NOTES

Underfloor heating to ground floor.

EXTERIOR

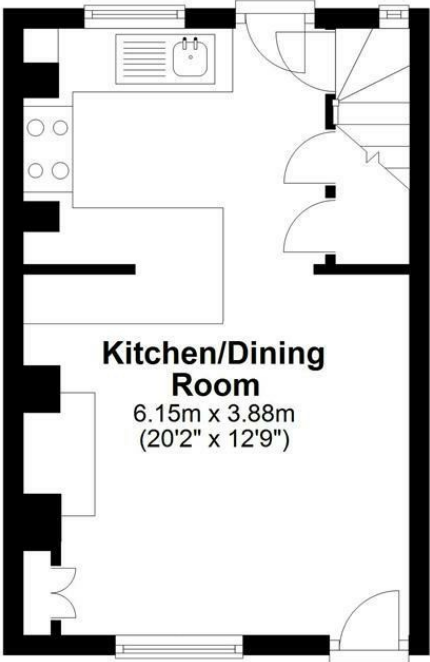
Walled garden with raised beds, stone outbuilding, wooden shed.

COUNCIL TAX BAND B

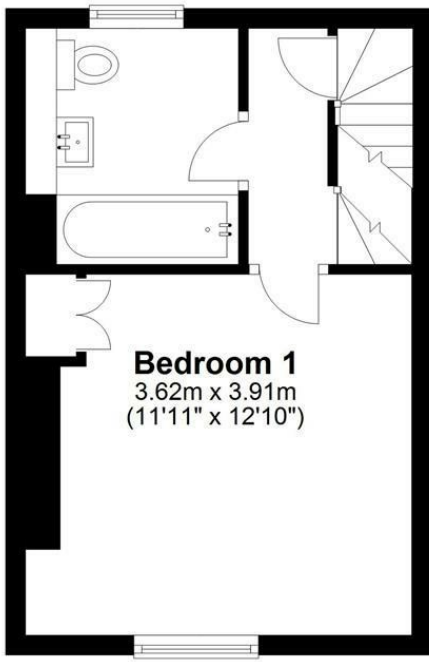
Ryedale Council



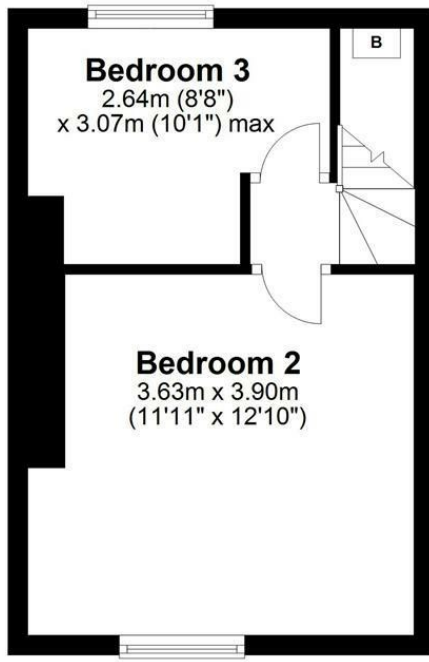
Ground Floor
Approx. 23.9 sq. metres (256.9 sq. feet)



First Floor
Approx. 23.9 sq. metres (256.9 sq. feet)



Second Floor
Approx. 23.9 sq. metres (256.9 sq. feet)



Total area: approx. 71.6 sq. metres (770.7 sq. feet)
14 Dale End, Kirkbymoorside